

# FOR SALE – CORNER LOTS

Eisenhower Parkway (Hwy 80) & Fulton Mill Road  
Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D



**REDUCED! Tract 1: \$125,000 ~~\$150,000~~**

**REDUCED! Tract 3: \$150,000 ~~\$200,000~~**

## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

PROPERTY INFORMATION

PARCELS

Property Address:	Eisenhower Parkway & Fulton Mill Road Macon, GA 31206
Frontage:	Tract 1 – 260’ Eisenhower, 1,300’ Fulton Mill Tract 3 - 421’ Eisenhower, 772’ Fulton Mill
Utilities:	See Exhibit A-1 & A-2 Tract 1 - City Water & Septic Tract 3 - City Water & Sewer
Topography:	See Exhibit B
Wetlands:	See Exhibit C-1 & C-2 Per the GWES Report & Exhibit C-2, some of the zone AE property can possibly be developed
Traffic Count:	Eisenhower Parkway: 15,310 VPD Fulton Mill Road: 7,420 VPD
Notes:	Access to all tracts is shown on Exhibit D highlighted in blue. A new round-a-bout is almost complete at this intersection.

SITE

Parcel ID:	Tract 1: J009-0139 Tract 3: J009-0140
Lot Size:	Tract 1: 2.2 Acres (2.01 Useable) Tract 3: 6.02 Acres (4.06 Useable)
County:	Bibb
Zoning:	Agricultural


**REDUCED! Tract 1: \$125,000 ~~\$150,000~~**  
**REDUCED! Tract 3: \$150,000 ~~\$200,000~~**

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	19,543	51,085	156,471
Avg HH Income	\$74,035	\$77,960	\$87,290
Median Age	35.1	35.8	37.3

CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

## EXHIBIT A-1



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

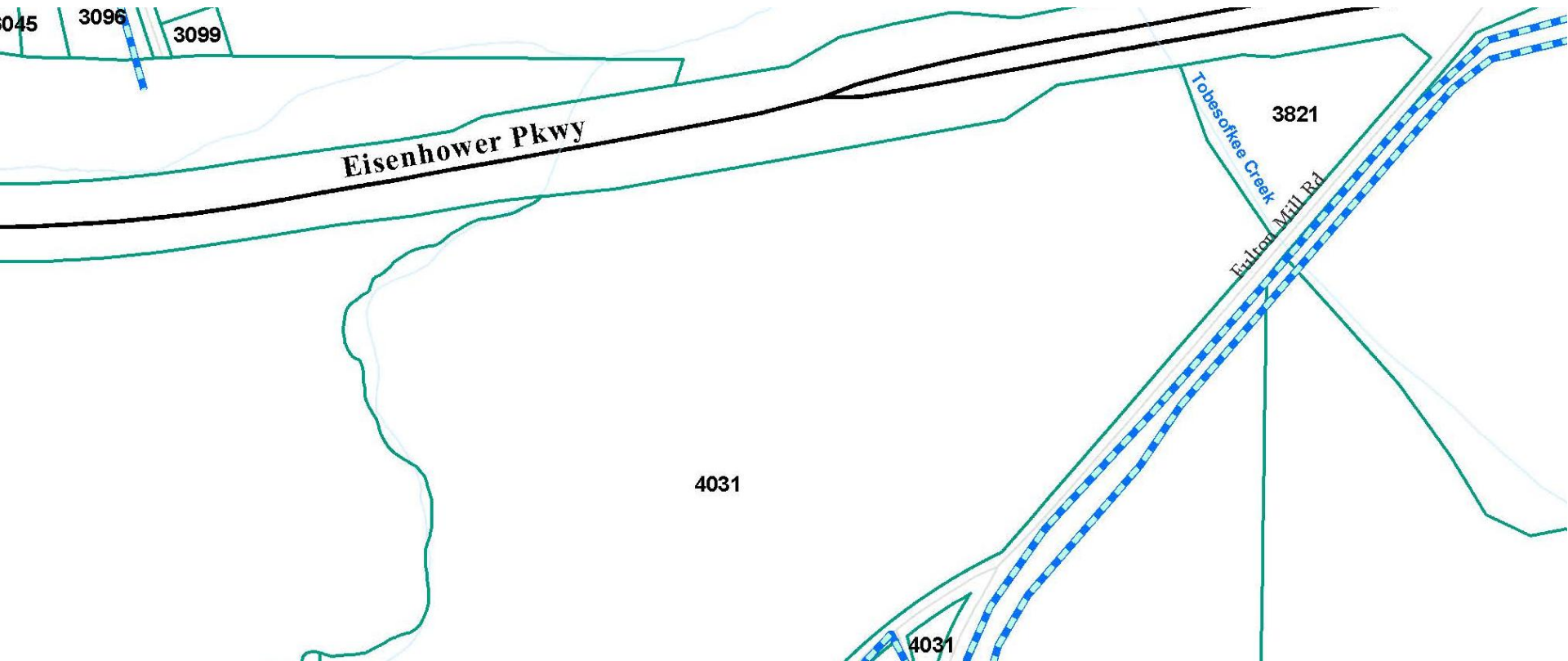
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

## EXHIBIT A-2



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

## EXHIBIT B



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

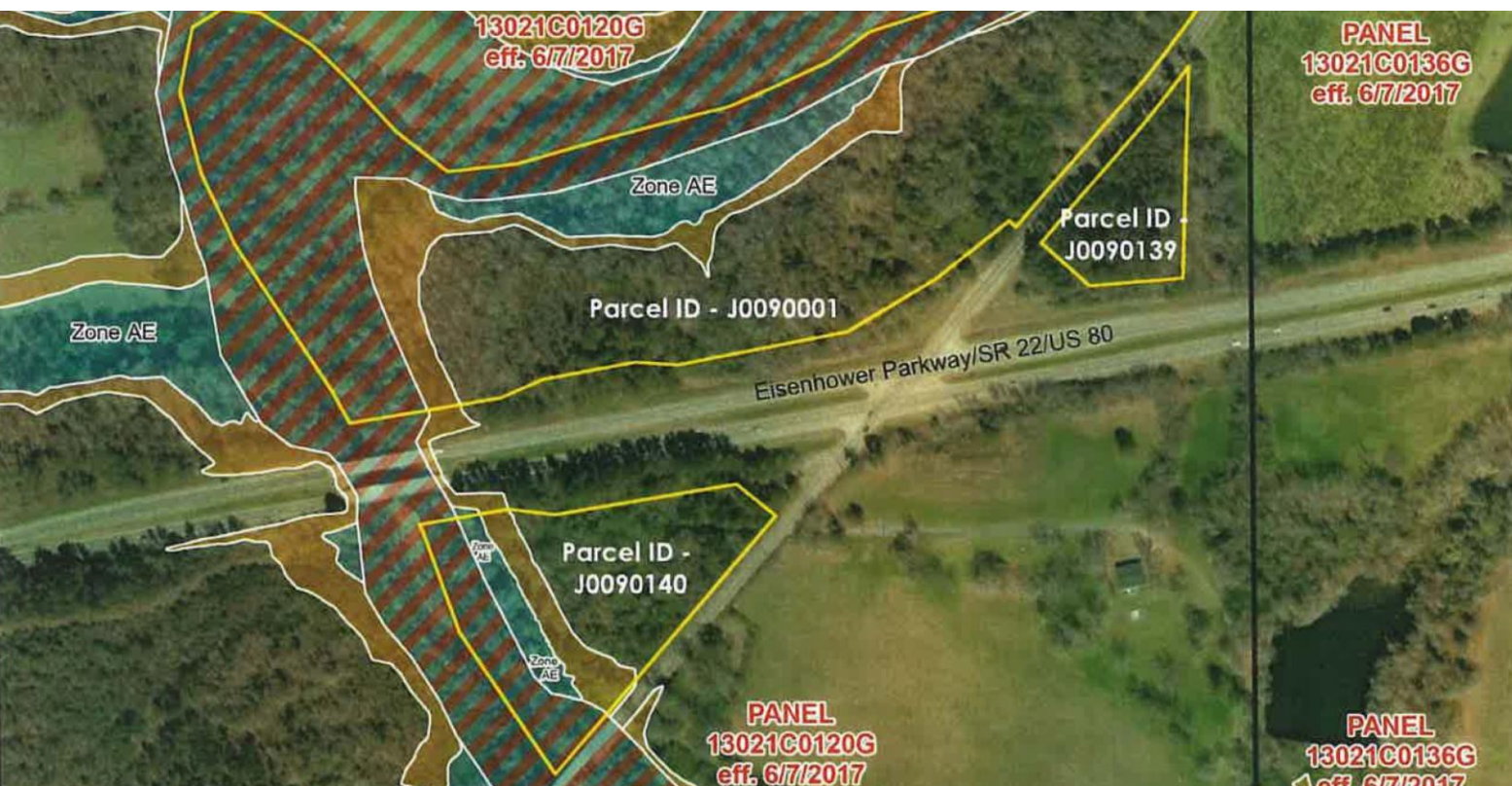
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

## EXHIBIT C-1



NATIONAL FLOOD  
HAZARD LAYER MAP

Elizabeth A E Venable Trust Properties

### MAP LEGEND

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

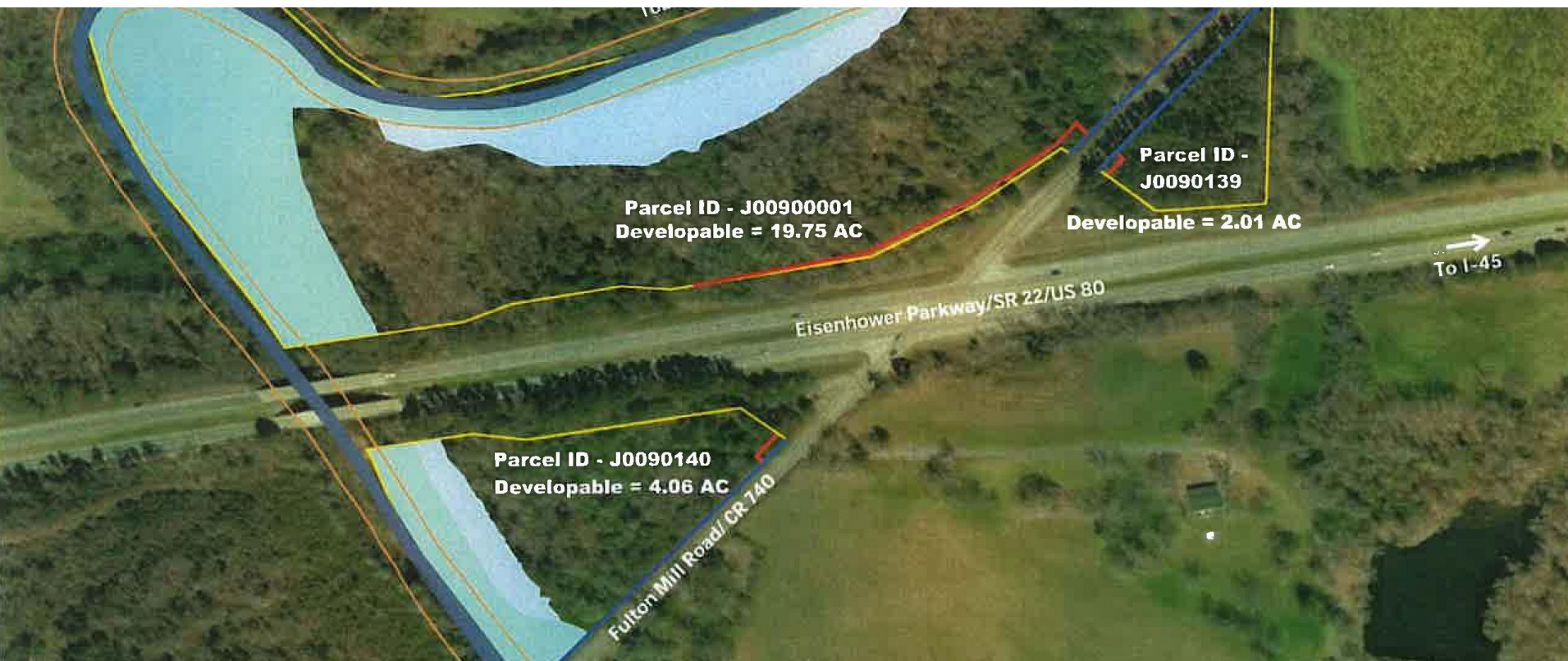
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

## EXHIBIT C-2



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



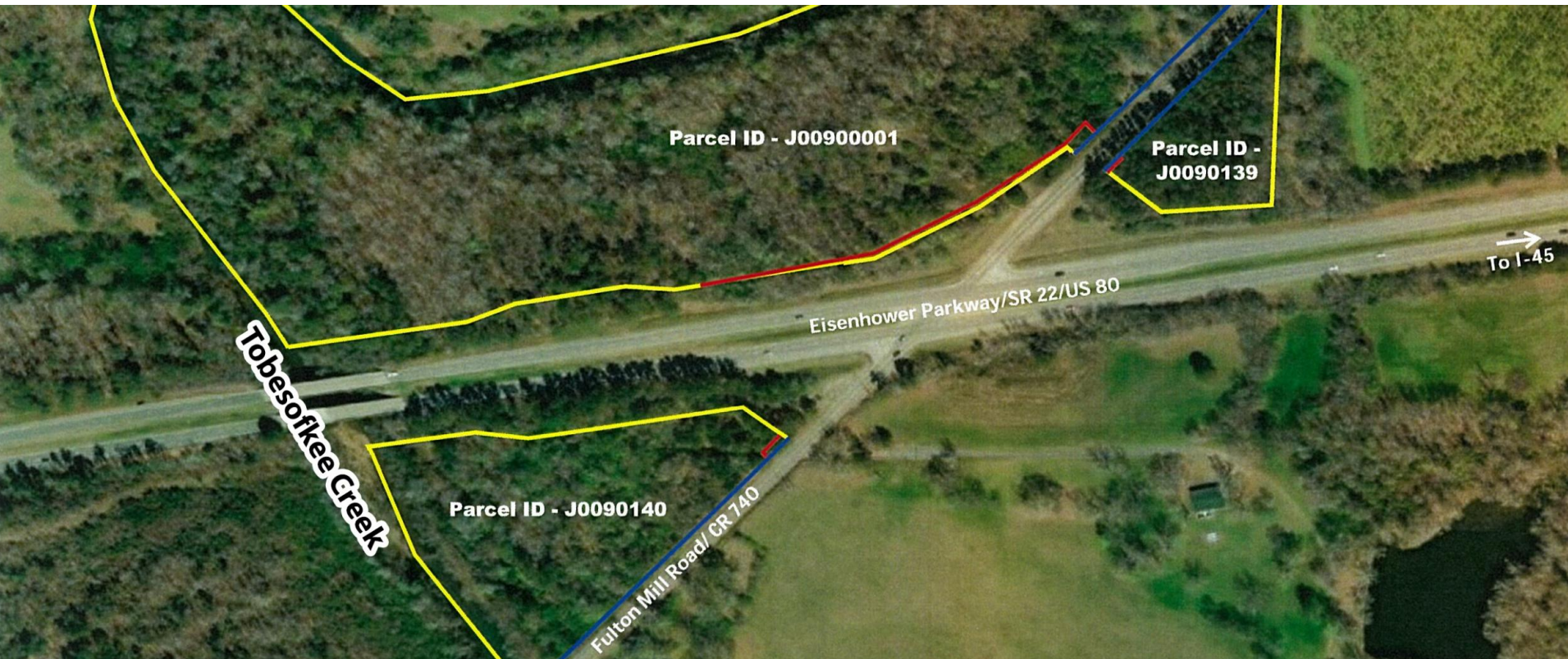
# FOR SALE – CORNER LOTS

## Eisenhower Parkway (Hwy 80) & Fulton Mill Road

### Macon, GA 31206

[Summary](#)[Exhibit A-1](#)[Exhibit A-2](#)[Exhibit B](#)[Exhibit C-1](#)[Exhibit C-2](#)[Exhibit D](#)

## EXHIBIT D



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>